CONSTRUCTION PLANS FOR:

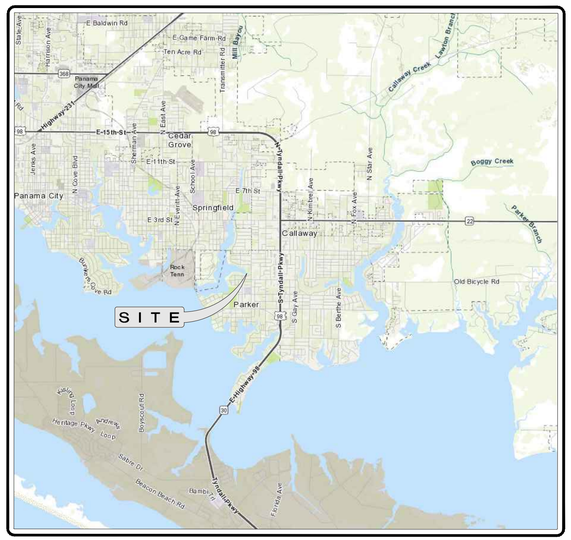
LAKEWOOD TOWNHOMES

MULTI-FAMILY ATTACHED DEVELOPMENT

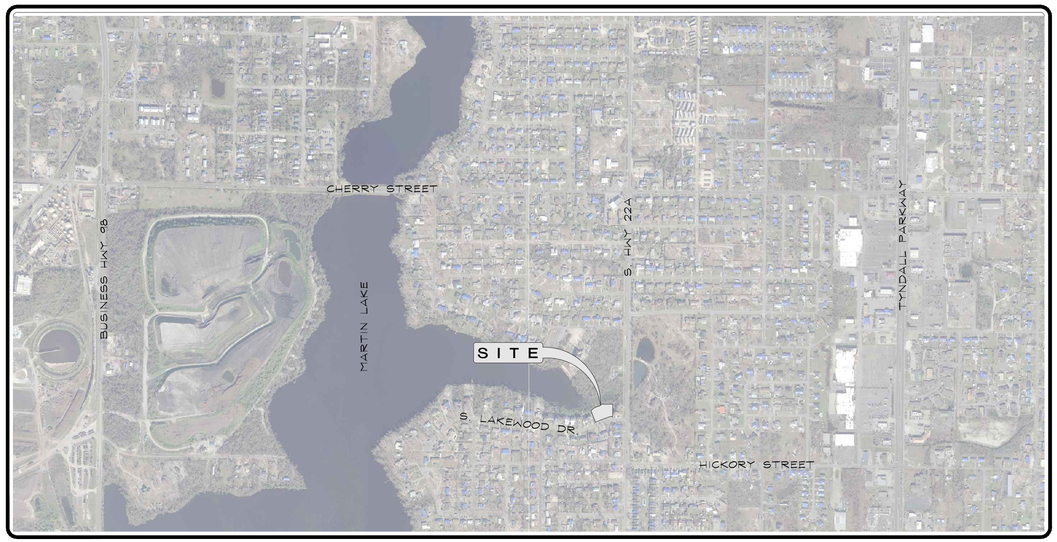
4925 - 4933 S. LAKEWOOD DRIVE
PARKER, FLORIDA
PARCEL ID # 25076-006-000, 25076-006-002,
25076-006-001, 25076-004-000 & 25076-005-000
SECTION 13, T4S, R15W

FOR PERMIT PURPOSES ONLY
NOT FOR CONSTRUCTION

3 WORKING DAYS
BEFORE YOU DIG
Sunshine 811



VICINITY MAP
NOT TO SCALE



SITE MAP
NOT TO SCALE

INDEX

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SITE DATA

PARCEL ID NUMBER: 25076-006-000, 25076-006-002,
25076-006-001, 25076-004-000 & 25076-005-000
FUTURE LAND USE: LDR (LOW DENSITY RESIDENTIAL)
FLOOD ZONE: AE 9

DESIGN CRITERIA

CITY OF PARKER LAND DEVELOPMENT REGULATIONS
CITY OF PARKER UTILITY STANDARDS
NORTHWEST FLORIDA WATER MANAGEMENT DISTRICT

NOTES

1) THE CONTRACTOR SHALL COMPLY WITH THE "FLORIDA TRENCH SAFETY ACT" (LAWS OF FLORIDA 90-96, OCTOBER 1, 1990) AND PROVIDE PROOF OF COMPLIANCE. THE CONTRACTOR MUST PROVIDE "NOTORIZED STATEMENT" TO THE OWNER, THAT THEY ARE IN COMPLIANCE WITH ALL APPLICABLE TRENCH SAFETY STANDARDS.

2) EVERY ATTEMPT TO LOCATE UNDERGROUND UTILITIES MUST BE MADE. THERE ARE THE POSSIBILITIES OF UNDERGROUND ELECTRICAL, TELEPHONE, ETC. THAT HAS NOT BEEN LOCATED. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS, DEPTH AND TYPE OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

ENGINEER OF RECORD:

SCOT C. RUTHERFORD, PE
LICENSE No. 70041
SCR & ASSOCIATES
3445 HWY 389
PANAMA CITY, FL. 32405

SURVEYOR OF RECORD:

SEE BOUNDARY SURVEYS JOB No. 14393, DATED 11-23-2022 PERFORMED BY VOELKER SURVEYING & JOB No. 3277, FILE No. 3277-BOUNDARY, DATED 4-7-2022 PERFORMED BY JW FLETCHER SURVEYING & ENGINEERING.

PREPARED FOR :

AYALA PROPERTIES, LLC
PO BOX 9606
PANAMA CITY BEACH, FL 32417

PROPERTY OWNER :

AYALA PROPERTIES, LLC
PO BOX 9606
PANAMA CITY BEACH, FL 32417

STATEMENT OF COMPATIBILITY:

THIS PROJECT IS COMPATIBLE WITH SURROUNDING DEVELOPMENTS. THE PROPOSED PROJECT IS RESIDENTIAL WITH HEIGHTS NOT EXCEEDING SURROUNDING DEVELOPMENT. ADJACENT TO RESIDENTIAL COMPATIBLE SIZE LOTS OF EQUAL DENSITY.

PREPARED BY :

SCR & Associates
UNCOMPROMISED
ENGINEERING - SURVEYING
FLORIDA CERTIFICATE OF AUTORIZATION No. 28715
4116 N. Hwy 231 E. Bldg. Panama city, Florida 32404
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JOB No. 16647
FILE No. R18692

12/21/2022 LAKEWOOD APARTMENTS JOB No. 16647

FOR PERMIT PURPOSES ONLY
NOT FOR CONSTRUCTION

WATER, SEWER CONSTRUCTION NOTES:

1. CONTRACTOR TO ADHERE TO ALL SPECIFICATIONS OF REGIONAL UTILITIES STANDARD DESIGN AND CONSTRUCTION SPECIFICATIONS MANUAL.
2. SEE REGIONAL UTILITIES DETAIL SHEETS. FOR ADDITIONAL INFORMATION.
3. ALL SERVICE TUBING UNDER ROADWAYS SHALL BE INSTALLED IN SCHEDULE 40 P.V.C. CASING EXTENDING 4'–0" PAST THE EDGE OF THE PAVEMENT

ENVIRONMENTAL SEQUENCE:

THE CONTRACTOR SHALL AT A MINIMUM IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE EROSION CONTROL PLAN. IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ANY ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS, DEPENDING ON THE NATURE OF MATERIALS AND METHODS OF CONSTRUCTION THE CONTRACTOR MAY BE REQUIRED TO ADD FLOCCULANTS TO THE RETENTION SYSTEM PRIOR TO PLACING THE SYSTEM INTO OPERATION.

SEQUENCE OF MAJOR ACTIVITIES:

THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:

1. STAKE OUT CLEARING LIMITS.
2. DEMO AND REMOVE ALL EXISTING STRUCTURE, PAVEMENT, ETC.
3. INSTALL STABILIZED CONSTRUCTION ENTRANCE. SEE DETAIL.
4. INSTALL SILT FENCES AND HAY BALES, AS REQUIRED.
5. CLEARING AND GRUBBING.
6. STOCKPILE TOP SOIL IF REQUIRED.
7. PERFORM PRELIMINARY GRADING ONSITE, AS REQUIRED.
8. STABILIZE DENUDED AREA AND STOCKPILES AS SOON AS PRACTICABLE.
9. INSTALL UTILITIES, STORM SEWER, CURBS AND GUTTER.
10. INSTALL SEDIMENT CONTROL DEVISES TO ALL ON–SITE DRAINAGE UNITS
11. APPLY BASE TO PROJECT.
12. COMPLETE GRADING.
13. COMPLETE FINAL PAVING.
14. INSTALL PERMANENT SEEDING/SOD AND PLANTING. KEEP SOD & SEED SUFFICIENTLY MOIST UNTIL IT IS ESTABLISHED.
15. UPON SIGNIFICANT COMPLETION OF CONSTRUCTION, CONTRACTOR WILL INSURE THE STORMWATER PIPING SYSTEM CLEAR ACCUMULATED DEBRIS AND SEDIMENT.
16. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ANY TEMPORARY DIVERSION SWALES/DIKES AND RESEED/ SOD, AS REQUIRED.

TIMING OF CONTROLS/MEASURES:

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, EROSION CONTROLS WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED PERMANENTLY IN ACCORDANCE WITH THE PLANS. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE SEDIMENT TRAPS AND THE EARTH DIKE/SWALES WILL BE REGRADED/REMOVED AND STABILIZED IN ACCORDANCE WITH THE EROSION AND TURBIDITY CONTROL PLAN. SEE SWPPP.

HORIZONTAL & VERTICAL DATA NOTES:

1. THE BEARINGS AS SHOWN HEREON ARE BASED ON SOUTH 01°51'47 WEST LINE OF SITE AS SHOWN AND REFERENCED TO GEODETIC NORTH BASED ON THE FLORIDA STATE PLANE COORDINATES SYSTEM, NORTH ZONE, NAD 1983/99, U.S. SURVEY FEET. DATUM ESTABLISHED USING FLORIDA PERMANENT REFERENCE NETWORK.
2. THE MINIMUM HORIZONTAL ACCURACY FOR THIS SUBURBAN SURVEY, PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J–17.050–.052 OF THE FLORIDA ADMINISTRATION CODE, IS ONE PART IN 7,500. THE MAP AND MEASUREMENT METHODS USED FOR THIS SURVEY MEET OR EXCEED THIS REQUIREMENT. THE DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
3. VERTICAL INFORMATION SHOWN HEREON IS REFERENCED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION CONTROL, BEING A CONCRETE MONUMENT STAMPED "46–02–C04V" HAVING A PUBLISHED ELEVATION OF 10.837 FEET NAVD 88 DATUM.
4. BENCHMARKS SHOWN HEREON SHALL BE USED IN THE CONSTRUCTION OF THE PROJECT. IN NO CASE SHALL ANY OTHER BENCHMARK OR ELEVATION REFERENCE BE USED IN THE CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL NOT USE THE ELEVATION OF EXISTING IMPROVEMENTS SHOWN HEREON OR FROM OTHER SOURCES AS A BASIS FOR CONSTRUCTION. FAILURE TO COMPLY WITH THESE REQUIREMENTS MAY RESULT IN THE REMOVAL AND REPLACEMENT OF CONSTRUCTED IMPROVEMENTS AT NO COST TO THE OWNER.
5. IN THE EVENT THAT BENCHMARKS ARE DISTURBED OR DESTROYED DURING CONSTRUCTION, CONTRACTOR SHALL NOTIFY SCR & ASSOCIATES FOR REPAIR OR REPLACEMENT. USE OF THE PROVIDED BENCHMARKS FOR VERTICAL CONTROL SHOULD BE PREFORMED IN ACCORDANCE WITH STANDARD SURVEYING TECHNIQUES AND THE MINIMUM TECHNICAL STANDS FOR SURVEYING IN THE STATE OF FLORIDA, FAC 61G17. PRIOR TO UTILIZING THE BENCHMARKS FOR VERTICAL LAYOUT, CONTRACTOR SHALL CHECK BETWEEN MINIMUM OF TWO PROVIDED BENCHMARKS TO INSURE THEIR INTEGRITY.

GENERAL NOTES:

1. ALL DISTURBED AREAS ARE TO BE GRASSED. HYDROSEED @ 4:1 & FLATTER SOD @ STEEPER THAN 4:1 ALL SOD TO BE STAGGERED & PINNED.
2. CONTRACTOR TO FIELD VERIFY ALL UTILITIES ABOVE OR BELOW GROUND AND NOTIFY ALL UTILITY COMPANIES 2 DAYS PRIOR TO CONSTRUCTION.
3. ALL DEMOLISHED MATERIALS (i.e. SIGNS, CONCRETE, ASPHALT, ETC.) TO BE REMOVED AND DISPOSED OF IN LEGAL MANNER.
4. TESTING REQUIREMENTS SHALL BE IN ACCORDANCE WITH CITY OF PARKER REQUIREMENTS. IT SHALL THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE AND SCHEDULE ALL TESTS.
5. WALTON COUNTY TRAFFIC ENGINEERING TECHNICAL SPECIAL PROVISIONS (TSP's), DATED AUGUST 2010 WILL BE FOLLOWED AND TAKE PRECEDENCE OVER THE STANDARD FDOT PEDESTRIAN DESIGN CRITERIA WHERE APPLICABLE.
6. ALL TRAFFIC STRIPING TO BE THERMOPLASTIC PER STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SEC: 711. (WAIT MINIMUM OF 30 DAYS AFTER ASPHALT CONCRETE PLACEMENT TO PLACE PERMANENT THERMOPLASTIC MARKING. TEMPORARY STRIPING TO BE PAINTED STOP BAR ONLY.)
7. CONTRACTOR TO FIELD VERIFY ALL UTILITIES ABOVE OR BELOW GROUND, REMOVE AND RELOCATE EXISTING UTILITIES AS REQUIRED. CONTRACTOR NOTIFY ALL UTILITY COMPANIES 48 HOURS PRIOR TO ANY CONSTRUCTION.
8. FOR MAINTENANCE OF TRAFFIC CONTROL THROUGH WORK ZONES REFER TO FDOT INDEX AS APPLICABLE. 11) THE CONTRACTOR IS REQUIRED TO REVIEW THE COMPLETE PERMIT PRIOR TO CONSTRUCTION COMMENCEMENT AND TO NOTIFY ALL NECESSARY PARTIES PRIOR TO CONSTRUCTION.
9. A COPY OF THE PERMIT WILL BE KEPT ON SITE.
10. AN 8 1/2"x11" WEATHER RESISTANT SIGN, INCLUDING THE PERMIT NUMBER SHALL BE PLACED ON THE PROPERTY FACING THE ROAD.
11. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MONITOR ALL CONSTRUCTION ACTIVITY DURING THE ENTIRE CONSTRUCTION PROCESS.
12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN AN AS–BUILT SURVEY OF GRADING, DRAINAGE AND ALL STORMWATER MANAGEMENT FACILITIES. AS–BUILT SURVEY SHOULD MEET THE REQUIREMENTS OF CITY OF PARKER AND THE NORTHWEST FLORIDA WATER MANAGEMENT DISTRICT STANDARDS.
13. AS–BUILT DRAWINGS WILL BE SUBMITTED TO SCR & ASSOCIATES IN DIGITAL FORMAT (AUTOCAD R14 OR LATER), AS WELL AS PAPER COPY SIGNED AND SEALED BY THE PROFESSIONAL LAND SURVEYOR OF RECORD.
14. THE EXACT LOCATION AND ELEVATION OF EXISTING STRUCTURES, UTILITIES, AND PIPING SHALL BE PHYSICALLY VERIFIED IN THE FIELD BY THE CONTRACTOR BEFORE CONSTRUCTION BEGINS. THESE DRAWINGS DO NOT PURPORT TO SHOW IN COMPLETE DETAIL ALL EXISTING STRUCTURES, UTILITIES, OR PIPING. THE CONTRACTOR SHALL EXAMINE ALL AVAILABLE RECORDS AND MAKE ALL EXPLORATIONS AND EXCAVATIONS AS REQUIRED TO DETERMINE THE LOCATION OF EXISTING STRUCTURES, UTILITIES, AND PIPING, WHENEVER NECESSARY. THE OWNER RESERVES THE RIGHT TO CHANGE LOCATION OF LINES TO AVOID CONFLICT WITH EXISTING STRUCTURES, UTILITIES, OR PIPING.
15. THE CONTRACTOR SHALL CHECK PLANS FOR CONFLICTS AND DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S ENGINEER OF ANY CONFLICT BEFORE PERFORMING ANY WORK IN THE AFFECTED AREA.
16. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES IN ORDER TO PERMIT MARKING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES IN ADVANCE OF CONSTRUCTION.
17. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES ABOVE OR BELOW GROUND THAT MAY OCCUR AS A RESULT OF WORK CALLED FOR IN THESE CONTRACT DOCUMENTS.
18. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LEARN, KNOW, AND COMPLY WITH THE REGULATIONS, ORDINANCES, PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW AND COMPLY WITH THE CONDITIONS OF THE VARIOUS PERMITS OF THE GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL SCHEDULE THE REQUIRED INSPECTIONS AND APPROVALS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMIT CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE NECESSARY AGENCIES OF CONSTRUCTION COMMENCEMENT.
19. ALL SPECIFICATIONS AND DOCUMENTS REFERRED TO SHALL BE OF LATEST ISSUE AND SHALL BE CONSIDERED A PART OF THESE DOCUMENTS AS THOUGH INCLUDED.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SETTING OF CONSTRUCTION STAKES TO MARK THE LOCATION, ALIGNMENT, ELEVATION, AND GRADE OF THE WORK. THE STAKES PROVIDED SHALL BE ADEQUATE IN NUMBER, POSITION, AND ELEVATION SO THAT THE PHYSICAL ITEM CAN BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS. THE CONSTRUCTION LAYOUT SURVEY SHALL MEET THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA (CHAPTER 21HH–6, FLORIDA ADMINISTRATIVE CODE), AND SHALL BE PERFORMED BY A PERSON OF ADEQUATE EXPERTISE. FAILURE TO PERFORM THE CONSTRUCTION STAKEOUT IN ACCORDANCE WITH THE CONSTRUCTION PLANS MAY RESULT IN REMOVAL AND REPLACEMENT OF THE IMPROVEMENTS AT NO EXPENSE TO THE OWNER. CONSTRUCTION LAYOUT INFORMATION HAS BEEN PROVIDED IN THE FORM OF DIMENSIONS AND COORDINATE GEOMETRY. THE INFORMATION IS ADEQUATE FOR THE CONSTRUCTION LAYOUT OF THE IMPROVEMENTS USING STANDARD SURVEYING CONSTRUCTION LAYOUT TECHNIQUES. IN NO CASE SHALL THE CONTRACTOR SCALE INFORMATION FROM THE PLANS OR ATTEMPT TO CONSTRUCT IMPROVEMENTS WITHOUT PERFORMING THE CONSTRUCTION LAYOUT IN ACCORDANCE WITH THE INFORMATION CONTAINED HEREIN.
21. THE CONTRACTOR SHALL PROVIDE SCR & ASSOCIATES AND CITY OF PARKER, AS–BUILT DRAWINGS, PREPARED BY A REGISTERED SURVEYOR, PER CITY MINIMUM TECHNICAL STANDARDS CHECKLIST.
22. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN ADEQUATE TRAFFIC CONTROL AND TO PROVIDE DETOURS AROUND CONSTRUCTION ACTIVITIES.
23. PRIOR TO COMMENCING CONSTRUCTION, CONTRACTOR SHALL INSTALL ANY REQUIRED SILT FENCING OR BALED HAY BARRIERS (FDOT INDEX 102) FOR SILT CONTROL. THERE WILL BE NO DIRECT PAYMENT FOR THIS WORK. COST SHALL BE INCLUDED IN OTHER ITEMS OF WORK. LOCATION SHALL BE AS SHOWN ON THE PLANS OR AS DIRECTED IN THE FIELD.
24. WHERE IT BECOMES NECESSARY TO TEMPORARILY REMOVE, REPOSITION, OR SUPPORT EXISTING FACILITIES. THIS WORK SHALL BE PERFORMED AT THE CONTRACTOR'S EXPENSE AND IN ACCORDANCE WITH REQUIREMENTS OF THE OWNER. THE CONTRACTOR SHALL PHYSICALLY EXAMINE THE ENTIRE PROJECT SITE AND INFORM HIMSELF FULLY IN REGARD TO ALL CONDITIONS PERTAINING TO THE PLACE WHERE THE WORK IS TO BE PERFORMED FOR PURPOSE OF DETERMINING HIS COST TO PERFORM THE WORK. THE CONTRACTOR SHOULD PAY SPECIAL ATTENTION TO AREAS INVOLVING CLEARING AND GRUBBING, EXISTING FACILITIES REMOVAL AND REPLACEMENT, OR RELOCATION.
25. WHEN WORK ALONG DRIVES REQUIRES THE REMOVAL AND REPLACEMENT OF EXISTING DRAINAGE STRUCTURES. THE COST OF THIS WORK SHALL BE INCLUDED IN THE PRICE BID FOR RELATED ITEMS OF WORK
26. ALL SODDING AND GRASSING SHALL BE IN ACCORDANCE WITH FDOT SPECIFICATION REGARDING MATERIALS, INSTALLATION AND INITIAL MAINTENANCE.
27. IF DURING CONSTRUCTION OR OPERATION OF THE STORMWATER MANAGEMENT SYSTEM, A STRUCTURAL FAILURE IS OBSERVED THAT HAS THE POTENTIAL TO CAUSE THE DIRECT DISCHARGE OF SURFACE WATER INTO THE FLORIDIAN AQUIFER SYSTEM, CORRECTIVE ACTIONS DESIGNED OR APPROVED BY A REGISTERED PROFESSIONAL SHALL BE TAKEN AS SOON AS PRACTICAL TO CORRECT THE FAILURE.

PAVING, GRADING, AND EARTH WORK NOTES:

1. ANY DEFICIENCY IN THE QUANTITY OF MATERIAL FOR BACK FILLING THE TRENCHES, OR FOR FILLING DEPRESSIONS CAUSED BY SETTLEMENT, SHALL BE SUPPLIED BY THE CONTRACTOR AT NO COST TO THE OWNER. THIS ALSO APPLIES TO BASE COURSE UNDER PAVED STREETS.
2. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE SEEDED, MULCHED, SODDED, STABILIZED, OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL, WITHIN FIVE (5) DAYS AFTER CONSTRUCTION.
3. PROPOSED SPOT ELEVATIONS REPRESENT PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.
4. THE CONTRACTOR SHALL INSTALL ALL TRAFFIC CONTROL DEVICES REQUIRED FOR THE PROJECT IN ACCORDANCE WITH THE LATEST EDITION OF THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
5. ALL EXISTING CONCRETE, ASPHALT, TREES, STUMPS, AND OTHER DELETERIOUS MATERIAL TO BE REMOVED SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH FLORIDA LAWS. NO DEMOLISHED MATERIAL SHALL BE BURIED ON–SITE.
6. ALL EXISTING PAVEMENT TO BE REMOVED SHALL BE SAW CUT.
7. ALL PAVEMENT MARKINGS WITHIN FDOT RIGHT–OF–WAY SHALL BE MADE WITH THERMOPLASTIC IN ACCORDANCE WITH FDOT STANDARD SPECIFICATION 711.
8. STRUCTURAL FILL TO MEET GEOTECHNICAL RECOMMENDATIONS. SEE GEOTECHNICAL REPORT.

PAVEMENT TESTING AND INSPECTION REQUIREMENTS

1. TESTING REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE TESTING SCHEDULE CONTAINED WITHIN THESE PLANS. SELECTION AND CONTRACTING WITH THE TESTING FIRMS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE AND SCHEDULE ALL TESTS.
2. ACCEPTANCE TESTING FOR NEW PAVEMENT SHALL CONSIST OF ONE PASS OF A STANDARD 15–FOOT ROLLING STRAIGHT EDGE OPERATED WHILE THE PAVEMENT IS STILL HOT. ALL DEFICIENCIES IN EXCESS OF 3/16 INCH SHALL BE CORRECTED IN ACCORDANCE WITH FDOT STANDARD SPECIFICATION 330.

DEMOLITION NOTES:

1. ANY DEFICIENCY IN THE QUANTITY OF MATERIAL FOR BACK FILLING THE TRENCHES, OR FOR FILLING DEPRESSIONS CAUSED BY SETTLEMENT, SHALL BE SUPPLIED BY THE CONTRACTOR AT NO COST TO THE OWNER. THIS ALSO APPLIES TO BASE COURSE UNDER PAVED STREETS.
2. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR, SUPERVISION, AND EQUIPMENT REQUIRED FOR THE ORDERLY DEMOLITION, REMOVAL, AND RELOCATION OF EXISTING STRUCTURES, PAVEMENT AND UTILITIES AS SHOWN ON THE DRAWINGS AND DESCRIBED HEREIN.
3. THE CONTRACTOR IS REQUIRED TO FAMILIARIZE HIMSELF WITH THE STRUCTURES TO BE DEMOLISHED. A BRIEF DESCRIPTION OF THE STRUCTURES IS INCLUDED FOR THE CONTRACTOR'S CONVENIENCE ONLY.
4. ALL ON–SITE UNDERGROUND STRUCTURES AND PIPING MUST BE COMPLETELY REMOVED AND OVER EXCAVATED BY A MINIMUM OF 12" BENEATH THE STRUCTURES TO BE REMOVED. CONTRACTOR SHALL USE APPROVED FILLING MATERIAL FOR FILLING THESE AREAS. FILL SHALL BE OF CLEAN, FINE SAND AASHTO CLASS A–3 AND SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 12" IN THICKNESS AND COMPACTED TO AT LEAST 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D–1557).
5. ALL EXISTING STRUCTURES, PAVEMENTS, SLABS, FOUNDATIONS, STEPS, AND OTHER EXISTING FEATURES INDICATED ON THE DRAWINGS TO BE REMOVED SHALL BE DEMOLISHED AND REMOVED BY THE CONTRACTOR. REMOVE NO STRUCTURE SUBSTANTIALLY AS A WHOLE; DEMOLISH COMPLETELY ON THE PREMISES.
6. PROVIDE ADEQUATE PROTECTION FOR PERSONS AND PROPERTY AT ALL TIMES. EXECUTE THE WORK IN A MANNER TO AVOID HAZARDS TO PERSONS AND PROPERTY AND PREVENT INTERFERENCE WITH THE USE OF AND ACCESS TO ADJACENT BUILDINGS. STREETS AND SIDEWALKS SHALL NOT BE UNNECESSARILY BLOCKED BY DEBRIS AND EQUIPMENT.
7. WET DOWN MASONRY WALLS AND DEBRIS DURING DEMOLITION AND LOADING OPERATIONS TO PREVENT THE SPREAD OF DUST.
8. CONTRACTOR MUST STOP OPERATION AND NOTIFY THE OWNER FOR PROPER DIRECTION IF ANY ENVIRONMENTAL OR HEALTH RELATED CONTAMINATION IS ENCOUNTERED DURING DEMOLITION/EXCAVATION PROCESS.
9. DISPOSAL

   A. FILL FOR LOWER LEVELS OF DEMOLISHED STRUCTURES MAY INCLUDE CONCRETE OR MASONRY RUBBLE RESULTING FROM DEMOLITION, SUBJECT TO THE E/A'S APPROVAL RUBBLE SHALL NOT EXCEED 12 INCHES IN LONGEST DIMENSION.

   B. REMOVE AND LEGALLY DISPOSE OF ALL OTHER RUBBISH, RUBBLE, AND DEBRIS. COMPLY WITH ALL APPLICABLE LAWS AND REGULATIONS GOVERNING DISPOSAL OF WASTES AND DEBRIS.
10. PAVEMENT REMOVAL

    A. WHERE EXISTING PAVEMENT IS TO BE REMOVED, SAW–CUT THE SURFACE LEAVING A UNIFORM AND STRAIGHT EDGE WITH MINIMUM DISTURBANCE TO THE REMAINING ADJACENT SURFACING. IF CONSTRUCTION RESULTS IN RAVELING OF THE SAW–CUT SURFACE, RECUT BACK FROM THE RAVELED EDGE PRIOR TO RESTORATION.

    B. WHERE EXISTING PAVEMENT, CURB, CURB AND GUTTER, SIDEWALK, DRIVEWAY, OR VALLEY GUTTER IS REMOVED FOR THE PURPOSE OF CONSTRUCTING OR REMOVING BOX CULVERTS, PIPE, INLETS, MANHOLES, APPURTENANCES, FACILITIES OR STRUCTURES, SAID PAVEMENT, ETC. SHALL BE REPLACED AND RESTORED IN EQUAL OR BETTER CONDITION THAN THE ORIGINAL. CONTRACTOR SHALL PROVIDE ALL NECESSARY LABOR, MATERIALS, EQUIPMENT, TOOLS, SUPPLIES, PAINT, AND EQUIPMENT REQUIRED.
11. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
12. PERMITTING: IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY REQUIRED PERMITTING FOR DEMOLITION FROM RESPONSIBLE REGULATORS AND FULLY ACKNOWLEDGE AND COMPLY WITH ALL REQUIREMENTS PRIOR TO CONTRACTOR COMMENCING DEMOLITION WORK.
13. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO DETERMINE THE EXTENT OF DEMOLITION REQUIRED IN ORDER TO PERFORM THE CONTRACT WORK FOR THIS PROJECT. THE CONTRACTOR SHALL CONDUCT SITE VISITS AND SHALL EXAMINE ALL OF THE INFORMATION WITHIN THESE DOCUMENTS: ALL DISCREPANCIES AND/OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO BID SUBMITTAL.
14. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVISES ARE TO BE INSTALLED.
15. CONTRACTOR MAY LIMIT SAW–CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THIS SHEET BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, SIDEWALK, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
16. ALL EXISTING UTILITIES WITHIN THE RIGHT OF WAY SHALL BE ADJUSTED, REMOVED OR RELOCATED AT THE CONTRACTOR'S EXPENSE. ACTUAL WORK SHALL BE COORDINATED BY THE CONTRACTOR DIRECTLY WITH THE APPROPRIATE UTILITY COMPANY. ALL EXPENSES SHALL BE INCLUDED IN THE CONTRACTOR'S BID.
17. THE PROPOSED BUILDING AND PAVEMENT AREAS PLUS MINIMUM 10 FOOT MARGINS BEYOND SHOULD BE CLEARED AND STRIPPED OF ALL UNSUITABLE SOILS, STRUCTURES AND ASSOCIATED SUBSTRUCTURES (I.E. SEPTIC TANKS, IF APPLICABLE), PAVEMENTS, ORGANICS, TREES AND ANY OTHER DELETERIOUS MATERIALS. ORGANIC CONTENT TESTS PERFORMED IN THE UPPER 6 TO 12 INCHES ACROSS THE SITE INDICATE THAT REMOVAL OF ORGANIC CONTAINING SOILS TO DEPTHS OF 12 INCHES SHOULD BE EXPECTED BENEATH THE BUILDING AND PAVEMENT AREAS.
18. CONTAMINATED SOILS MAY NEED TO DISPOSED OF IN A LANDFILL.
19. CONTRACTOR TO VERIFY ALL STRUCTURES TO BE DEMOLISHED ARE FREE OF HAZARDS MATERIALS. CONTRACTOR RESPONSIBLE FOR REMOVAL AND DISPOSAL.

REVISIONS

No.	DESCRIPTION	DATE
1		
2		
3		
4		
5		

DRAWING INFORMATION ISSUED DATE: 12/21/2022

DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE
JOSEPH K. KITHENGOMA
LICENSE NUMBER 84904
STATE OF FLORIDA
PROFESSIONAL ENGINEER

& Associates
ENGINEERING - SURVEYING
3445 HWY 388, BLDG. PANAMA CITY, FLORIDA 32405
Phone (850) 265-6979 Fax (850) 265-9942
FLORIDA LICENSE No. 68 7759 | FLORIDA CA No. 29715

SHEET TITLE: NOTES

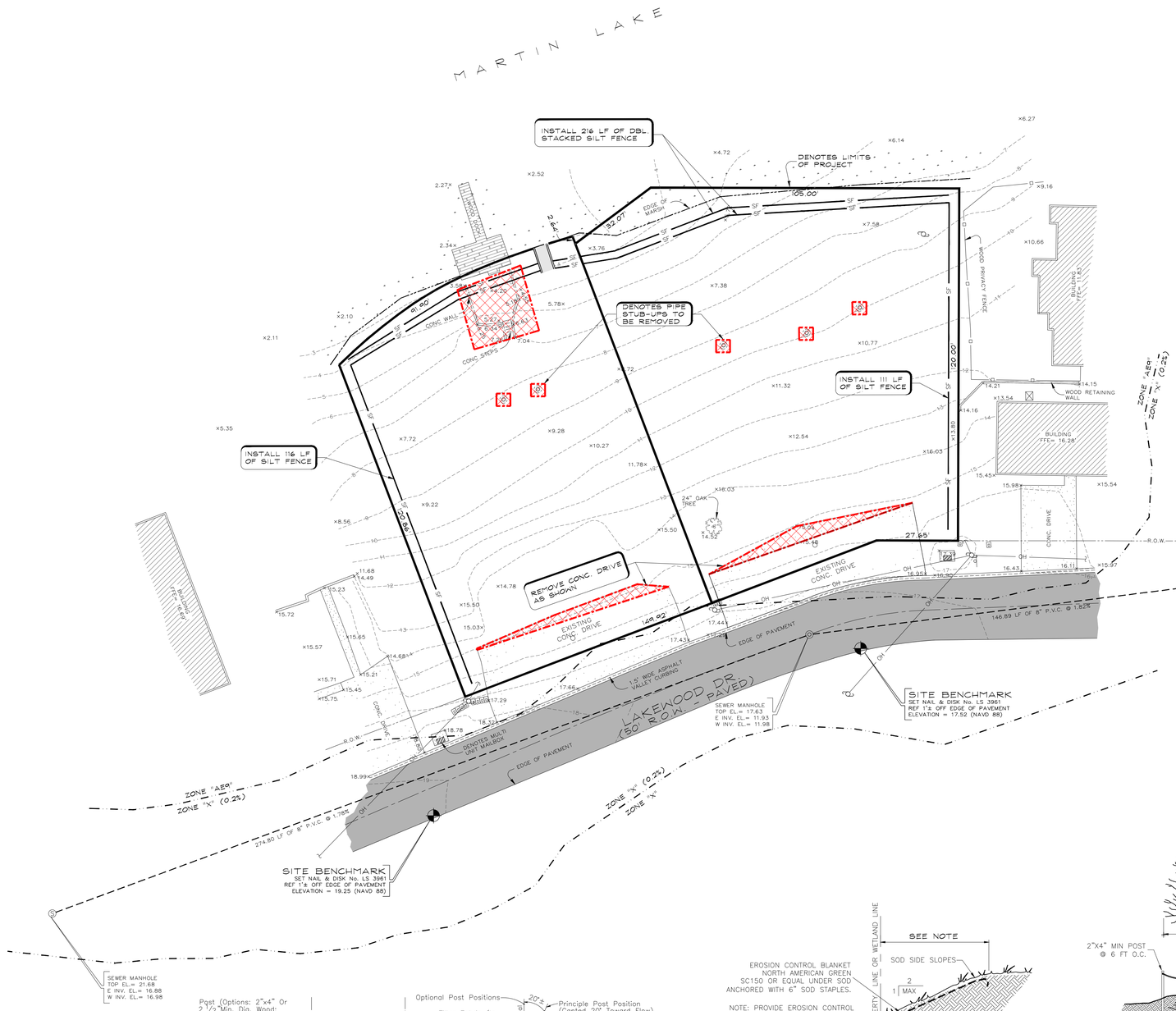
PROJECT NAME: LAKEWOOD TOWNHOMES
CITY OF PARKER, FLORIDA

CLIENT NAME: AYALA PROPERTIES, LLC

HRZ. SCALE: AS SHOWN
VRT. SCALE: N/A
PROJECT No.: 16647
FILE No.: R18692
ISSUE DATE: NOT ISSUED
SHEET: C.1

12/21/2022 LAKEWOOD APARTMENTS JOB No. 16647

FOR PERMIT PURPOSES ONLY
NOT FOR CONSTRUCTION



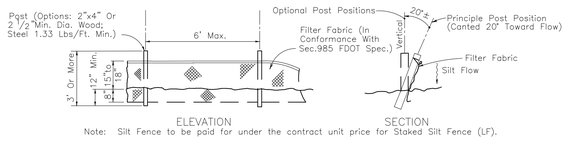
LINETYPE & HATCHING LEGEND

EXISTING		PROPOSED
	BUILDING	
	CONC	
	RIGHT OF WAY	
	BOUNDARY	
WM	POTABLE WATER MAIN	W
FM	SEWER FORCE MAIN	FM
	GRAVITY SEWER LINE	S
OH	OVERHEAD UTILITIES	
25	ELEVATION CONTOUR	25
	DRAINAGE PIPE	
	GRADE BREAK	GB
SF	SILT FENCE	SF

DENOTES LIMITS OF DEMOLITION. ALL PAVEMENT, CONCRETE, STRIPING, WHEEL STOPS, ETC. TO BE REMOVED AND PROPERLY DISPOSED OF. ANY TELEPHONE, ELECTRIC, OR FIBER OPTIC LINES OR BOXES TO BE RELOCATED PROPERLY. IT IS CONTRACTORS RESPONSIBILITY TO COORDINATE THESE ACTIONS.

SYMBOLS & ABBREVIATIONS

(9)	No. OF COMMON AREA PARKING SPACES	BTTM.	BOTTOM
18	DENOTES LOT No.	INV.	INVERT
℄	CENTERLINE	R.C.P.	REINFORCED CONCRETE PIPE
±	MORE OR LESS	SEC.	SECTION
S.M.F.	STORMWATER MANAGEMENT FACILITY	R.O.W.	RIGHT-OF-WAY
HRZ.	HORIZONTAL	TYP.	TYPICAL
VRT.	VERTICAL	REQ.	REQUIREMENTS
No.	NUMBER	P.V.C.	POLYVINYL CHLORIDE
LB	LICENSED BUSINESS	UON	UNLESS OTHERWISE NOTED
P.E.	PROFESSIONAL ENGINEER	SHWT	SEASONAL HIGH WATER TABLE
R	RADIUS	H.O.A.	HOME OWNERS ASSOCIATION
EL.	ELEVATION	T.O.B.	TOP OF BANK
F.F.E.	FINISHED FLOOR ELEVATION	SMF	STORMWATER MANAGEMENT FACILITY
CONC.	CONCRETE	L.S.	GRINDER STATION
SF	SQUARE FEET		PROPOSED SLOPE DIRECTION ARROW
N	NORTH		TIE IN POINT OF PROPOSED GRADE TO EXISTING GRADE
E	EAST		PIPE CONTINUES OUTSIDE THE SURVEY'S SCOPE
S	SOUTH		
W	WEST	12.0	PROPOSED SPOT ELEVATION
EX.	EXISTING	×23.40	EXISTING SPOT ELEVATION
LF	LINEAR FEET		
U.E.	UTILITY EASEMENT	HA1	GEOTECHNICAL BORING LOCATION
P.O.A.	PROPERTY OWNER'S ASSOCIATION	F.L.U.	FUTURE LAND USE
BNDY.	BOUNDARY	BR.	BEDROOM(S)
RPZBFP	REDUCED PRESSURE ZONE BACKFLOW PREVENTER	SP.	SPACE
50' U.E.	50' UTILITY EASEMENT DEDICATED TO CITY OF PANAMA CITY BEACH		STUBOUT
R.U.	RESIDENTIAL UNIT	E	PROPOSED ELECTRIC PEDESTAL
			CLEAN OUT



Note: Silt Fence to be paid for under the contract unit price for Staked Silt Fence (LF).

TYPE III SILT FENCE
NOT TO SCALE

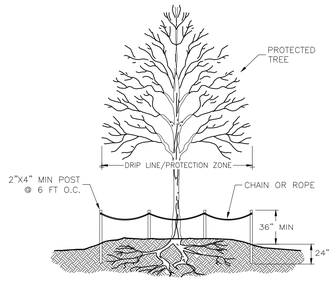
EROSION CONTROL BLANKET NORTH AMERICAN GREEN SC150 OR EQUAL UNDER SOD ANCHORED WITH 6" SOD STAPLES.

NOTE: PROVIDE EROSION CONTROL BLANKET FROM PROPERTY LINE OR WETLAND LINE WHERE APPLICABLE TO BACK OF CURB, BUILDING OR TO TOP OF BASIN AS REQUIRED.

SLOPE STABILIZATION NOTES

FLAT TO 1:3 – SEED AND MULCH, HYDRO-SEED OR SOD.
1:3 TO 1:2 – SOD LAPPED AND PINNED.
1:2 TO 1:1 – EROSION CONTROL BLANKET AND SOD.
1:1 OR GREATER – RETAINING WALL OR ARMOR FORM.

SLOPE STABILIZATION DETAIL
NOT TO SCALE



NOTE: 1. AN EFFORT IS TO BE MADE TO PROTECT ANY TREE LOCATED IN THE STORMWATER MANAGEMENT AREA WHICH IS PROTECTED BY LOCAL CODE.
2. ALL DEVELOPMENT ACTIVITIES, PARKING AND MATERIAL STORAGE IS PROHIBITED IN TREE PROTECTION ZONES.

TREE PROTECTION ZONE DETAIL
NOT TO SCALE

NOTES:

SEE BOUNDARY SURVEYS JOB No. 14393, DATED 11-23-2022 PERFORMED BY VOELKER SURVEYING & , JOB No. 3277, FILE No. 3277-BOUNDARY, DATED 4-7-2022 PERFORMED BY JW FLETCHER SURVEYING & ENGINEERING.

THE UNDERGROUND UTILITIES SHOWN HEREON WERE SURFACE MARKED BY OTHERS. NO ATTEMPT WAS MADE TO VERIFY THE ACTUAL LOCATION UNDERGROUND. NO ATTEMPT WAS MADE TO INVESTIGATE THE LOCATION OF FOUNDATIONS OR OTHER IMPROVEMENTS, IF ANY EXIST.

VERTICAL INFORMATION SHOWN HEREON IS REFERENCED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION CONTROL, BEING A CONCRETE MONUMENT STAMPED "Q 182" HAVING A PUBLISHED ELEVATION OF 17.56 NAVD 88 DATUM.

SCR & ASSOCIATES HAS MADE AN ATTEMPT TO HAVE UNDERGROUND UTILITIES MARKED BY UTILITY COMPANIES. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES THAT WERE NOT MARKED, THAT SCR & ASSOCIATES WILL NOT BE RESPONSIBLE FOR SHOULD DAMAGE OCCUR WHILE DIGGING IS GOING ON. THE CONTRACTOR SHOULD CALL SUNSHINE STATE ONE CALL AT 811, BEFORE ANY DIGGING BEGINS.

PIPE SIZES AND TYPES AS SHOWN HEREON, ARE SHOWN ACCORDING TO INFORMATION/DATA AS PROVIDED BY THE UTILITY CONTRACTOR AND WERE NOT FIELD EXCAVATED/UNCOVERED FOR VERIFICATION.

UNDERGROUND LOCATIONS OF SANITARY SEWER LATERALS/STUB-OUTS, WATER VALVES, WATER LINES AND WATER SERVICES ARE SHOWN AS SURFACE MARKED/INDICATED BY THE UTILITY CONTRACTOR AND WERE NOT FIELD EXCAVATED/UNCOVERED FOR VERIFICATION.

FEATURES SHOWN BY SYMBOL AS INDICATED IN THE LEGEND ARE NOT TO SCALE.

REVISIONS

No.	DESCRIPTION	DATE
1	DEVELOPMENT BOARD COMMENTS	2/21/2023

DESIGNED FOR PERMIT DATE: 12/21/2022

DESIGNED UNDER THE SUPERVISION OF ROCK K. KITHERCOTT, P.E. No. 61904 STATE OF FLORIDA PROFESSIONAL ENGINEER

SCR & Associates
ENGINEERING - SURVEYING
3445 HWY 389, BLDG. PANAMA CITY, FLORIDA 32405
Phone (850) 265-4979 Fax (850) 265-9942
FLORIDA LICENSED No. EB 7759 - FLORIDA SA No. LB3715

SHEET TITLE: EXISTING CONDITIONS & EROSION CONTROL

PROJECT NAME: LAKEWOOD TOWNHOMES
CITY OF PARKER, FLORIDA

CLIENT NAME: AYALA PROPERTIES, LLC

HRZ. SCALE AS SHOWN
VRT. SCALE N/A
PROJECT No. 16647
FILE No. R18692
ISSUE DATE NOT ISSUED
SHEET: C.2

12/21/2022 LAKEWOOD APARTMENTS JOB No. 16647

FOR PERMIT PURPOSES ONLY
NOT FOR CONSTRUCTION



LINETYPE & HATCHING LEGEND

EXISTING		PROPOSED
	BUILDING	
	CONC	
	RIGHT OF WAY	
	BOUNDARY	
WM	POTABLE WATER MAIN	W
FM	SEWER FORCE MAIN	FM
	GRAVITY SEWER LINE	S
OH	OVERHEAD UTILITIES	
25	ELEVATION CONTOUR	25
	DRAINAGE PIPE	
	GRADE BREAK	GB
	SILT FENCE	SF

SYMBOLS & ABBREVIATIONS

(P)	No. OF COMMON AREA PARKING SPACES	BTTM.	BOTTOM
18	DENOTES LOT No.	INV.	INVERT
℄	CENTERLINE	R.C.P.	REINFORCED CONCRETE PIPE
±	MORE OR LESS	SEC.	SECTION
S.M.F.	STORMWATER MANAGEMENT FACILITY	R.O.W.	RIGHT-OF-WAY
HRZ.	HORIZONTAL	TYP.	TYPICAL
VRT.	VERTICAL	REQ.	REQUIREMENTS
No.	NUMBER	P.V.C.	POLYVINYL CHLORIDE
LB	LICENSED BUSINESS	UON	UNLESS OTHERWISE NOTED
P.E.	PROFESSIONAL ENGINEER	SHWT	SEASONAL HIGH WATER TABLE
R	RADIUS	H.O.A.	HOME OWNERS ASSOCIATION
EL.	ELEVATION	T.O.B.	TOP OF BANK
F.F.E.	FINISHED FLOOR ELEVATION	SMF	STORMWATER MANAGEMENT FACILITY
CONC.	CONCRETE	L.S.	GRINDER STATION
SF	SQUARE FEET		PROPOSED SLOPE DIRECTION ARROW
N	NORTH		TIE IN POINT OF PROPOSED GRADE TO EXISTING GRADE
E	EAST		PIPE CONTINUES OUTSIDE THE SURVEY'S SCOPE
S	SOUTH		
W	WEST	13.0	PROPOSED SPOT ELEVATION
EX.	EXISTING	X23.40	EXISTING SPOT ELEVATION
LF	LINEAR FEET	HA1	GEOTECHNICAL BORING LOCATION
U.E.	UTILITY EASEMENT	F.L.U.	FUTURE LAND USE
P.O.A.	PROPERTY OWNER'S ASSOCIATION	BR.	BEDROOM(S)
BNDY.	BOUNDARY	SP.	SPACE
RPZBFP	REDUCED PRESSURE ZONE BACKFLOW PREVENTER		STUBOUT
50' U.E.	50' UTILITY EASEMENT DEDICATED TO CITY OF PANAMA CITY BEACH	E	PROPOSED ELECTRIC PEDESTAL
R.U.	RESIDENTIAL UNIT		CLEAN OUT

SITE DATA SCHEDULE

AREA	25,972 SF. .597 AC	
PARCEL ID NUMBERS	25076-006-000 25076-006-002 25076-006-001 25076-004-000	
ZONE	R-1 LOW-DENSITY RESIDENTIAL	
FUTURE LAND USE	RESIDENTIAL	
REGULATION	MIN./MAX REQUIRED	*PROVIDED
MINIMUM SETBACKS		
FRONT	20 FT.	29.7 FT.
SIDE	7 FT.	10 FT.
REAR	20 FT.	53.8 FT.
MAXIMUM LOT COVERAGE	40%	37.8%
DENSITY	5 DU/ACRE	*13 DU/ACRE
LOT SIZE	7,500 SF.	25,972 SF.
BUILDING HEIGHT	35'-0" FT.	35' - 0"

PARKING SCHEDULE		
	REQUIRED	PROVIDED
STANDARD SPACES	2 PER UNIT	2 PER UNIT
HANDICAP SPACES	N/A	N/A
TOTAL SPACES	16	16

*NOTES:
APPROVAL OF THE 4 PLEXUS REBUILD CAN BE FOUND IN COUNCIL MEETING MINUTES OF MARCH 1, 2022 (5:30 PM) REGULAR AGENDA ITEM, 2.

NOTES:

SEE BOUNDARY SURVEYS JOB No. 14393, DATED 11-23-2022 PERFORMED BY VOELKER SURVEYING & JOB No. 3277, FILE No. 3277-BOUNDARY, DATED 4-7-2022 PERFORMED BY JW FLETCHER SURVEYING & ENGINEERING.

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FEATURES SHOWN BY SYMBOL AS INDICATED IN THE LEGEND ARE NOT TO SCALE.

0 20 40 60

REVISIONS

No.	DESCRIPTION	DATE
1	DRAINAGE REVISIONS PER CITY COMMENTS	9/21/2022

DESIGNED BY: JORGE WASHINGTON No. 69904 STATE OF FLORIDA PROFESSIONAL ENGINEER

SCR & Associates
ENGINEERING - SURVEYING
3445 HWY 389, BLDG. PANAMA CITY, FLORIDA, 32405
Phone (850) 265-6979 Fax (850) 265-9942
FLORIDA LICENSED No. EB 7759 - FLORIDA GA No. 33715

12/21/2022 LAKEWOOD APARTMENTS JOB No. 16647

SHEET TITLE: SITE & DIMMISION PLAN

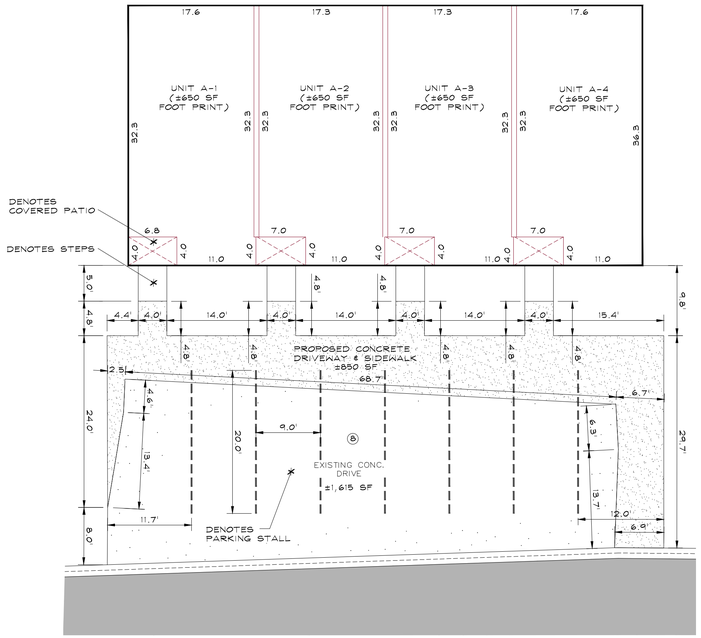
PROJECT NAME: LAKEWOOD TOWNHOMES
CITY OF PARKER, FLORIDA

CLIENT NAME: AYALA PROPERTIES, LLC

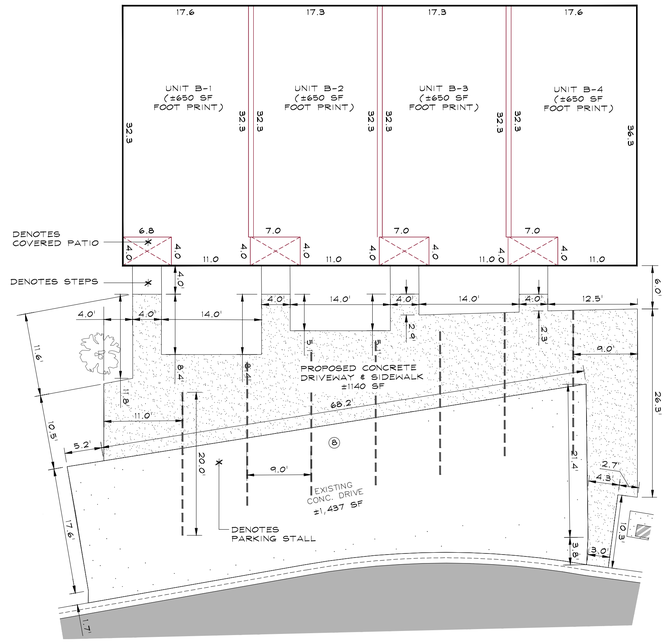
HRZ. SCALE: AS SHOWN
VRT. SCALE: N/A
PROJECT No.: 16647
FILE No.: R18692
ISSUE DATE: NOT ISSUED
SHEET: C.3

NOTE:
CONTRACTOR TO VERIFY ARCHITECTURAL PLAN FOR CONSISTENCY

FOR PERMIT PURPOSES ONLY
NOT FOR CONSTRUCTION



BUILDING - A DIMENSION LAYOUT
SCALE: 1" = 10'-0"



BUILDING - B DIMENSION LAYOUT
SCALE: 1" = 10'-0"

PARKING SCHEDULE		
	REQUIRED	PROVIDED
TOTAL PARKING SPACES	16	16



LINETYPE & HATCHING LEGEND

EXISTING		PROPOSED
	BUILDING	
	CONC	
	RIGHT OF WAY	
	BOUNDARY	
WM	POTABLE WATER MAIN	W
FM	SEWER FORCE MAIN	FM
	GRAVITY SEWER LINE	S
OH	OVERHEAD UTILITIES	
25	ELEVATION CONTOUR	25
	DRAINAGE PIPE	
	GRADE BREAK	GB
	SILT FENCE	SF

SYMBOLS & ABBREVIATIONS

ⓓ	No. OF COMMON AREA PARKING SPACES	BTTM.	BOTTOM
18	DENOTES LOT No.	INV.	INVERT
℄	CENTERLINE	R.C.P.	REINFORCED CONCRETE PIPE
±	MORE OR LESS	SEC.	SECTION
S.M.F.	STORMWATER MANAGEMENT FACILITY	R.O.W.	RIGHT-OF-WAY
HRZ.	HORIZONTAL	TYP.	TYPICAL
VRT.	VERTICAL	REQ.	REQUIREMENTS
No.	NUMBER	P.V.C.	POLYVINYL CHLORIDE
LB	LICENSED BUSINESS	UON	UNLESS OTHERWISE NOTED
P.E.	PROFESSIONAL ENGINEER	SHWT	SEASONAL HIGH WATER TABLE
R	RADIUS	H.O.A.	HOME OWNERS ASSOCIATION
EL.	ELEVATION	T.O.B.	TOP OF BANK
F.F.E.	FINISHED FLOOR ELEVATION	SMF	STORMWATER MANAGEMENT FACILITY
CONC.	CONCRETE	L.S.	GRINDER STATION
SF	SQUARE FEET		PROPOSED SLOPE DIRECTION ARROW
N	NORTH		TIE IN POINT OF PROPOSED GRADE TO EXISTING GRADE
E	EAST		PIPE CONTINUES OUTSIDE THE SURVEY'S SCOPE
S	SOUTH	12.0	PROPOSED SPOT ELEVATION
W	WEST	X23.40	EXISTING SPOT ELEVATION
EX.	EXISTING	HA1	GEOTECHNICAL BORING LOCATION
LF	LINEAR FEET	F.L.U.	FUTURE LAND USE
U.E.	UTILITY EASEMENT	BR.	BEDROOM(S)
P.O.A.	PROPERTY OWNER'S ASSOCIATION	SP.	SPACE
BNDY.	BOUNDARY		STUBOUT
RPZBFP	REDUCED PRESSURE ZONE BACKFLOW PREVENTER	E	PROPOSED ELECTRIC PEDESTAL
50' U.E.	50' UTILITY EASEMENT DEDICATED TO CITY OF PANAMA CITY BEACH		CLEAN OUT
R.U.	RESIDENTIAL UNIT		

SITE DATA SCHEDULE

AREA	25,972 SF, .597 AC
PARCEL ID NUMBERS	25076-006-000 25076-006-002 25076-006-001 25076-004-000
ZONE	R-1 LOW-DENSITY RESIDENTIAL
FUTURE LAND USE	RESIDENTIAL

REGULATION	MIN./MAX REQUIRED	*PROVIDED
MINIMUM SETBACKS		
FRONT	20 FT.	29.7 FT.
SIDE	7 FT.	10 FT.
REAR	20 FT.	53.8 FT.
MAXIMUM LOT COVERAGE	40%	37.8%
DENSITY	5 DU/ACRE	*13 DU/ACRE
LOT SIZE	7,500 SF.	25,972 SF.
BUILDING HEIGHT	35'-0" FT.	35' - 0"

PARKING SCHEDULE		
	REQUIRED	PROVIDED
STANDARD SPACES	2 PER UNIT	2 PER UNIT
HANDICAP SPACES	N/A	N/A
TOTAL SPACES	16	16

*NOTES:
APPROVAL OF THE 4 PLEXUS REBUILD CAN BE FOUND IN COUNCIL MEETING MINUTES OF MARCH 1, 2022 (5:30 PM) REGULAR AGENDA ITEM, 2.

REVISIONS

No.	DESCRIPTION	DATE
1		
2		
3		
4		

DESIGN PROFESSIONAL OF RECORD
PRELIMINARY NOT FOR CONSTRUCTION
DATE: 12/21/2022
STATE OF FLORIDA
ERIC K. RUTHERFORD
LICENSE NO. 84904
PROFESSIONAL ENGINEER

12/21/2022 LAKEWOOD APARTMENTS JOB No. 16647

& Associates
ENGINEERING - SURVEYING
3445 HWY 389, BLDG. PANAMA CITY, FLORIDA, 32405
Phone (850) 265-6979 Fax (850) 265-9942
FLORIDA LICENSE No. EB 7759 | FLORIDA CA No. 31715

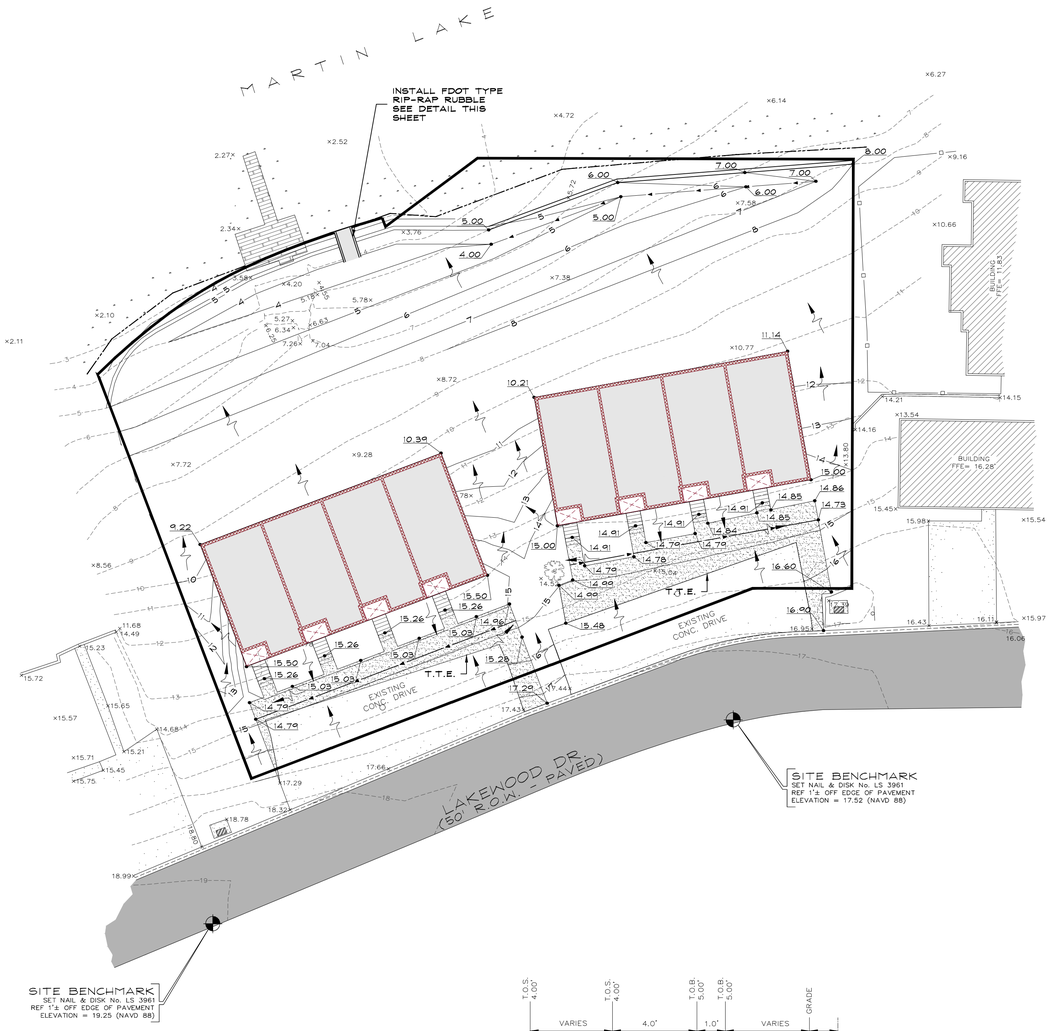
SHEET TITLE: BUILDING DIMMISION PLAN

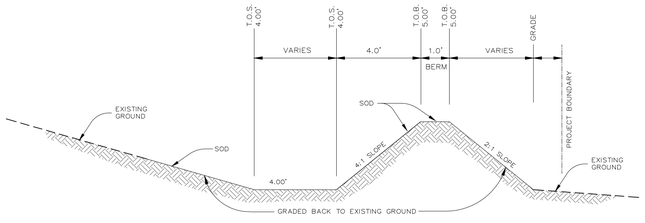
PROJECT NAME: LAKEWOOD TOWNHOMES
CITY OF PARKER, FLORIDA

CLIENT NAME: AYALA PROPERTIES, LLC

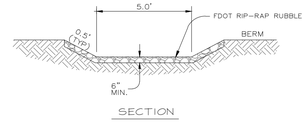
HRZ. SCALE AS SHOWN
VRT. SCALE N/A
PROJECT No. 16647
FILE No. R18692
ISSUE DATE NOT ISSUED
SHEET: C.4

FOR PERMIT PURPOSES ONLY
NOT FOR CONSTRUCTION

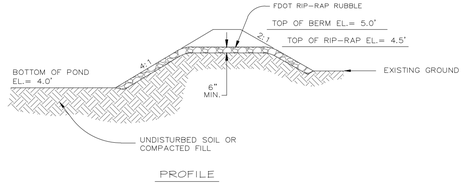




SWELL SECTION
NOT TO SCALE



SECTION



PROFILE

SWF
FLUME OUTFALL STRUCTURE
NOT TO SCALE

LINETYPE & HATCHING LEGEND

EXISTING		PROPOSED
	BUILDING	
	CONC	
	RIGHT OF WAY	
	BOUNDARY	
WM	POTABLE WATER MAIN	W
FM	SEWER FORCE MAIN	FM
	GRAVITY SEWER LINE	S
OH	OVERHEAD UTILITIES	
25	ELEVATION CONTOUR	25
	DRAINAGE PIPE	
	GRADE BREAK	GB
	SILT FENCE	SF

SYMBOLS & ABBREVIATIONS

⑨	No. OF COMMON AREA PARKING SPACES	BTTM.	BOTTOM
18	DENOTES LOT No.	INV.	INVERT
℄	CENTERLINE	R.C.P.	REINFORCED CONCRETE PIPE
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S.M.F.	STORMWATER MANAGEMENT FACILITY	R.O.W.	RIGHT-OF-WAY
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VRT.	VERTICAL	REQ.	REQUIREMENTS
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R	RADIUS	H.O.A.	HOME OWNERS ASSOCIATION
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F.F.E.	FINISHED FLOOR ELEVATION	SMF	STORMWATER MANAGEMENT FACILITY
CONC.	CONCRETE	L.S.	GRINDER STATION
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N	NORTH		TIE IN POINT OF PROPOSED GRADE TO EXISTING GRADE
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EX.	EXISTING	X23.40	EXISTING SPOT ELEVATION
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U.E.	UTILITY EASEMENT	HA1	GEOTECHNICAL BORING LOCATION
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BNDY.	BOUNDARY	BR.	BEDROOM(S)
RPZBFP	REDUCED PRESSURE ZONE BACKFLOW PREVENTER	SP.	SPACE
50' U.E.	50' UTILITY EASEMENT DEDICATED TO CITY OF PANAMA CITY BEACH		STUBOUT
		E	PROPOSED ELECTRIC PEDESTAL
R.U.	RESIDENTIAL UNIT		CLEAN OUT

NOTES:

SEE BOUNDARY SURVEYS JOB No. 14393, DATED 11-23-2022 PERFORMED BY VOELKER SURVEYING & , JOB No. 3277, FILE No. 3277-BOUNDARY, DATED 4-7-2022 PERFORMED BY JW FLETCHER SURVEYING & ENGINEERING.

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REVISIONS

No.	DESCRIPTION	DATE
1		
2		
3		
4		

DESIGNED UNDER THE SUPERVISION OF ROBERT K. RITTENHOUSE, P.E. No. 71904 STATE OF FLORIDA PROFESSIONAL ENGINEER

SCR & Associates
ENGINEERING - SURVEYING
3445 HWY 388, BLDG. PANAMA CITY, FLORIDA, 32405
Phone (850) 265-4979 Fax (850) 265-9942
FLORIDA LICENSED No. EB 7759 - FLORIDA GA No. 33715

SHEET TITLE: GRADING & DRAINAGE PLAN

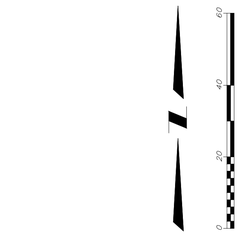
PROJECT NAME: LAKEWOOD TOWNHOMES
CITY OF PARKER, FLORIDA

CLIENT NAME: AYALA PROPERTIES, LLC

HRZ. SCALE AS SHOWN
VRT. SCALE N/A
PROJECT No. 16647
FILE No. R18692
ISSUE DATE NOT ISSUED
SHEET: C.5

12/21/2022 LAKEWOOD APARTMENTS JOB No. 16647

FOR PERMIT PURPOSES ONLY
NOT FOR CONSTRUCTION







LINETYPE & HATCHING LEGEND

EXISTING		PROPOSED
	BUILDING	
	CONC	
	RIGHT OF WAY	
	BOUNDARY	
WM	POTABLE WATER MAIN	W
FM	SEWER FORCE MAIN	FM
	GRAVITY SEWER LINE	S
OH	OVERHEAD UTILITIES	
25	ELEVATION CONTOUR	25
	DRAINAGE PIPE	
	GRADE BREAK	GB
	SILT FENCE	SF

SYMBOLS & ABBREVIATIONS

(9)	No. OF COMMON AREA PARKING SPACES	BTTM.	BOTTOM
18	DENOTES LOT No.	INV.	INVERT
℄	CENTERLINE	R.C.P.	REINFORCED CONCRETE PIPE
±	MORE OR LESS	SEC.	SECTION
S.M.F.	STORMWATER MANAGEMENT FACILITY	R.O.W.	RIGHT-OF-WAY
HRZ.	HORIZONTAL	TYP.	TYPICAL
VRT.	VERTICAL	REQ.	REQUIREMENTS
No.	NUMBER	P.V.C.	POLYVINYL CHLORIDE
LB	LICENSED BUSINESS	UON	UNLESS OTHERWISE NOTED
P.E.	PROFESSIONAL ENGINEER	SHWT	SEASONAL HIGH WATER TABLE
R	RADIUS	H.O.A.	HOME OWNERS ASSOCIATION
EL.	ELEVATION	T.O.B.	TOP OF BANK
F.F.E.	FINISHED FLOOR ELEVATION	SMF	STORMWATER MANAGEMENT FACILITY
CONC.	CONCRETE	L.S.	GRINDER STATION
SF	SQUARE FEET		PROPOSED SLOPE DIRECTION ARROW
N	NORTH		TIE IN POINT OF PROPOSED GRADE TO EXISTING GRADE
E	EAST	~	PIPE CONTINUES OUTSIDE THE SURVEY'S SCOPE
S	SOUTH		
W	WEST	12.0	PROPOSED SPOT ELEVATION
EX.	EXISTING		
LF	LINEAR FEET	X23.40	EXISTING SPOT ELEVATION
U.E.	UTILITY EASEMENT		
P.O.A.	PROPERTY OWNER'S ASSOCIATION	HA1	GEOTECHNICAL BORING LOCATION
BNDY.	BOUNDARY	F.L.U.	FUTURE LAND USE
RPZBFP	REDUCED PRESSURE ZONE BACKFLOW PREVENTER	BR.	BEDROOM(S)
50' U.E.	50' UTILITY EASEMENT DEDICATED TO CITY OF PANAMA CITY BEACH	SP.	SPACE
			STUBOUT
R.U.	RESIDENTIAL UNIT	E	PROPOSED ELECTRIC PEDESTAL
			CLEAN OUT

NOTES:

SEE BOUNDARY SURVEYS JOB No. 1439.3, DATED 11-23-2022 PERFORMED BY VOELKER SURVEYING & JOB No. 3277, FILE No. 3277-BOUNDARY, DATED 4-7-2022 PERFORMED BY JW FLETCHER SURVEYING & ENGINEERING.

THE UNDERGROUND UTILITIES SHOWN HEREON WERE SURFACE MARKED BY OTHERS. NO ATTEMPT WAS MADE TO VERIFY THE ACTUAL LOCATION UNDERGROUND. NO ATTEMPT WAS MADE TO INVESTIGATE THE LOCATION OF FOUNDATIONS OR OTHER IMPROVEMENTS, IF ANY EXIST.

VERTICAL INFORMATION SHOWN HEREON IS REFERENCED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION CONTROL, BEING A CONCRETE MONUMENT STAMPED "Q 182" HAVING A PUBLISHED ELEVATION OF 17.56 NAVD 88 DATUM.

SCR & ASSOCIATES HAS MADE AN ATTEMPT TO HAVE UNDERGROUND UTILITIES MARKED BY UTILITY COMPANIES. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES THAT WERE NOT MARKED, THAT SCR & ASSOCIATES WILL NOT BE RESPONSIBLE FOR SHOULD DAMAGE OCCUR WHILE DIGGING IS GOING ON. THE CONTRACTOR SHOULD CALL SUNSHINE STATE ONE CALL AT 811, BEFORE ANY DIGGING BEGINS.

PIPE SIZES AND TYPES AS SHOWN HEREON, ARE SHOWN ACCORDING TO INFORMATION/DATA AS PROVIDED BY THE UTILITY CONTRACTOR AND WERE NOT FIELD EXCAVATED/UNCOVERED FOR VERIFICATION.

UNDERGROUND LOCATIONS OF SANITARY SEWER LATERALS/STUB-OUTS, WATER VALVES, WATER LINES AND WATER SERVICES ARE SHOWN AS SURFACE MARKED/INDICATED BY THE UTILITY CONTRACTOR AND WERE NOT FIELD EXCAVATED/UNCOVERED FOR VERIFICATION.

FEATURES SHOWN BY SYMBOL AS INDICATED IN THE LEGEND ARE NOT TO SCALE.

REVISIONS

No.	DESCRIPTION	DATE
1	DRAINAGE INFORMATION	12/21/2022

DESIGNED UNDER THE SUPERVISION OF ROBERT K. RITTENHOUSE, P.E. No. 69904 STATE OF FLORIDA PROFESSIONAL ENGINEER

SCR & Associates
ENGINEERING - SURVEYING
3445 HWY 389, BLDG. PANAMA CITY, FLORIDA, 32405
Phone (850) 265-6979 Fax (850) 265-9942
FLORIDA LICENSE No. EB 7759 | FLORIDA CA No. 31815

SHEET TITLE: UTILITY PLAN

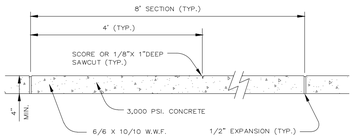
PROJECT NAME: LAKEWOOD TOWNHOMES
CITY OF PARKER, FLORIDA

CLIENT NAME: AYALA PROPERTIES, LLC

HRZ. SCALE AS SHOWN
VRT. SCALE N/A
PROJECT No. 16647
FILE No. R18692
ISSUE DATE NOT ISSUED
SHEET: C.6

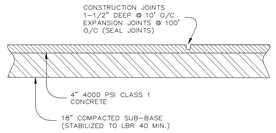
12/21/2022 LAKEWOOD APARTMENTS JOB No. 16647

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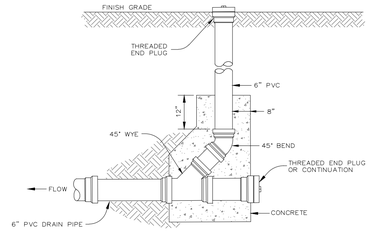
CONCRETE SIDEWALK DETAIL

NOT TO SCALE



TYPICAL CONCRETE PAVEMENT SECTION

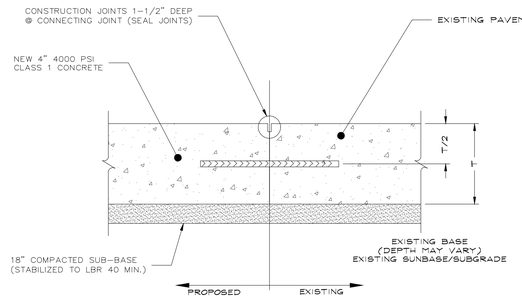
NOT TO SCALE



CLEAN-OUT DETAIL

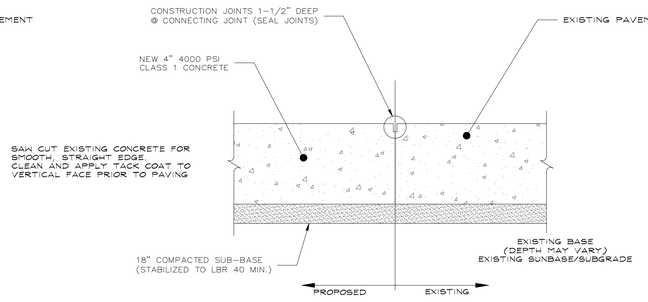
NOT TO SCALE

NOTE:
DOWELING FOR A MORE RESILIENT JOINT AS PER-OWNER'S REQUEST & BEST PRACTICE



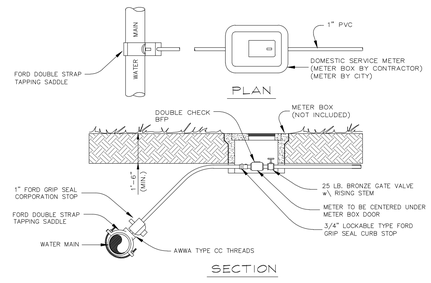
OPTION 'A' CONCRETE CONNECTION CONSTRUCTION JOINT DETAIL

NOT TO SCALE



OPTION 'B' CONCRETE CONNECTION CONSTRUCTION JOINT DETAIL

NOT TO SCALE



WATER SERVICE DETAILS

NOT TO SCALE

REVISIONS

No.	DESCRIPTION	DATE
1		
2		
3		

DATE: 12/21/2022 LAKEWOOD APARTMENTS JOB No. 16647

DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE
PETER K. NITHERCOTT
No. 68984
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Associates
ENGINEERING - SURVEYING
3445 HWY 388, BLDG. PANAMA CITY, FLORIDA 32405
Phone (850) 265-4979 Fax (850) 265-9942
Florida License No. 68 7709 | Florida EA No. 31715

SHEET TITLE: SITE DETAIL

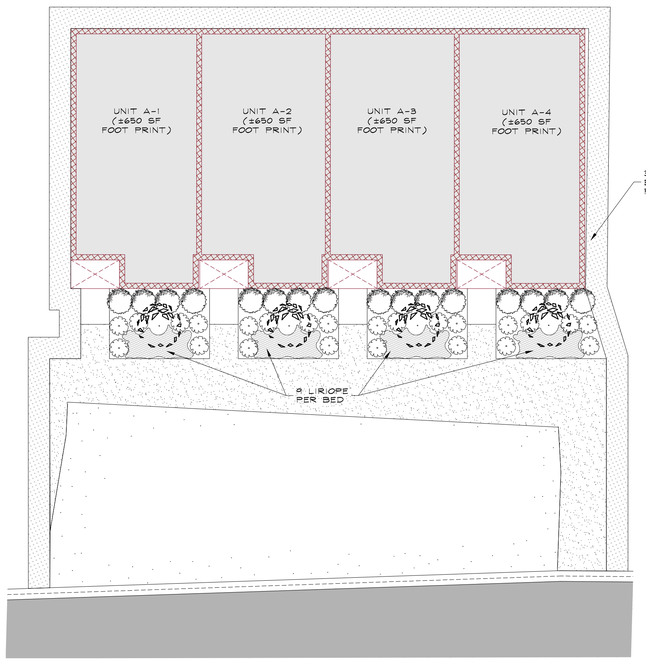
PROJECT NAME: LAKEWOOD TOWNHOMES
CITY OF PARKER, FLORIDA

CLIENT NAME: AYALA PROPERTIES, LLC

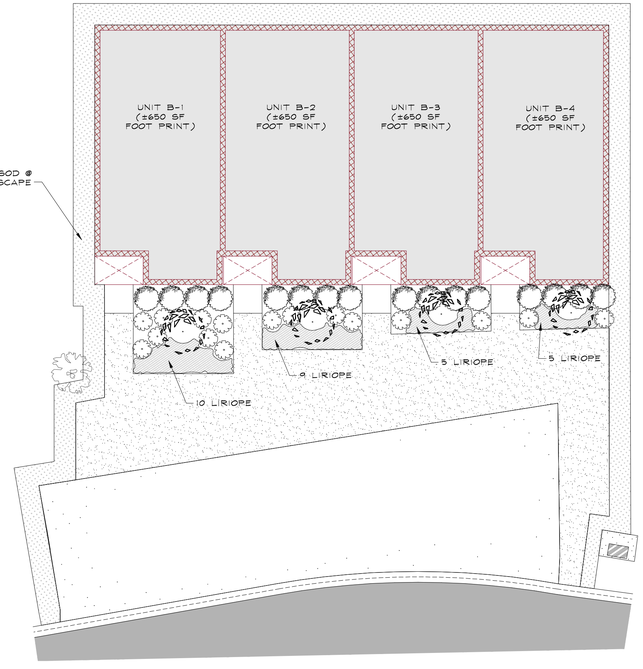
HRZ. SCALE AS SHOWN
VRT. SCALE N/A
PROJECT No. 16647
FILE No. R18692
ISSUE DATE NOT ISSUED
SHEET: C.7

NOTE:
CONTRACTOR TO VERIFY ARCHITECTURAL PLAN FOR CONSISTENCY

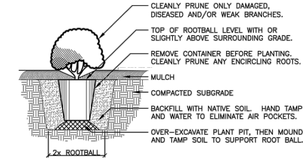
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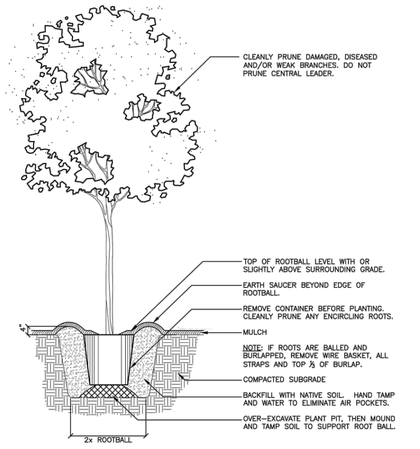
BUILDING - A LANDSCAPE PLAN
SCALE: 1" = 10'-0"



BUILDING - B LANDSCAPE PLAN
SCALE: 1" = 10'-0"



SHRUB PLANTING DETAIL
NOT TO SCALE



TREE PLANTING DETAIL
NOT TO SCALE

LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE DIGGING. PROTECT ALL UTILITIES FROM DAMAGE DURING CONSTURTION
2. TOP DRESS ALL AREAS TO RECIEVE PLANTING WITH 2" FINISHED MUSHROOM COMPOST OR EQUAL BEFORE PLANTING
3. ALL PLANT MATERIAL FLORIDA #1 OR BETTER
4. DECREASE PLANT SPACING AS REQUIRED TO ALLOW PLACEMENT OF THE DESIGNATED NUMBER OF PLANTS PER GROUPING.
5. FERTILIZE ALL THE PLANTINGS WITH OSMOCOTE OR OTHER APPROVED SLOW RELEASE FERTILIZER AT MANUFACTURERS RECOMMENDED RATE BEFORE MULCHING.
6. MULCH ALL AREAS OF TREES, SHRUBS, AND GROUNDCOVER MASS PLANTING WITH 3" PINE STRAW MULCH.
7. B&B MATERIAL MAY BE SUBSTITUTED FOR CONTAINER GROWN MATERIAL PROVIDED IT EXCEEDS THE MINIMUM SIZES NOTED.
8. SOD OR SEED ALL DISTURBED AREAS WITH SPECIES SHOWN ON PLAN.
9. WARRANTY ALL PLANTS FOR A PERIOD OF (1) YEAR FROM FINAL ACCEPTANCE

IRRIGATION NOTES

1. OWNER WILL BE RESPONSIBLE TO MANUALLY IRRIGATE ALL VEGETATION

32-JAPANESE YEW
4' O.C. - 3 GAL.

40-DWARF LOROPETALUM
4' O.C. - 3 GAL.

8-SIOUX CRAPE MYRTLE
30 GAL

SUPER BLUE LIRIOPE
2' O.C. - 1 GAL.

CENTIPEDE SOD

REVISIONS

No.	DESCRIPTION	DATE
1		
2		
3		
4		

DESIGN ENGINEER:

& Associates
ENGINEERING - SURVEYING
3445 HWY 388, BLDG. PANAMA CITY, FLORIDA 32405
Phone (850) 265-6979 Fax (850) 265-9942
FLORIDA LICENSE No. EB 7758 | FLORIDA GA No. 33715

SHEET TITLE: LANDSCAPE PLAN & DETAILS

PROJECT NAME: LAKEWOOD TOWNHOMES
CITY OF PARKER, FLORIDA

CLIENT NAME: AYALA PROPERTIES, LLC

HRZ. SCALE AS SHOWN
VRT. SCALE N/A
PROJECT No. 16647
FILE No. R18692
ISSUE DATE NOT ISSUED
SHEET: LS.1

12/21/2022 LAKEWOOD APARTMENTS JOB No. 16647